Spring Valley Station District Interface Area Design Guidelines



Purpose and Intent

The Spring Valley Station District

Light rail transit has brought a new dimension to city planning, transit-oriented development, where all elements of development—uses, development rights, building regulations, area regulations, open space, parking, and signs—are regulated with the goal of supporting light rail ridership and creating a cohesive mixed-use district. The Spring Valley Station District (the District) surrounds the City of Richardson's Spring Valley DART Light Rail Station and is comprised of the Core Area and the Interface Areas. The Core Area includes the parcels closest to the Spring Valley Station whose development potential is affected by their proximity to the station. The Interface Areas are transition areas between the Core Area and the surrounding City.

New development within the Core Area is governed by a Planned Development (PD) ordinance and the Spring Valley Station District Core Area Design Guidelines. Interface Area standards are detailed with this set of design guidelines.



Illustration 1: Aerial sketch of the Spring Valley Station District

The Interface Area Design Guidelines

The City of Richardson understands the value of aesthetics and amenities as vital ingredients in strengthening and enhancing community identity, establishing and maintaining economic value and implementing the City's long-range vision for transit-oriented development. The guidelines for the Core Area of the Spring Valley Station District were developed as a means of creating a pedestrian-friendly, mixed-use environment. While the guidelines for the Interface Area are less

comprehensive than those which apply to the Core, their purpose is to establish a set of standards which will connect the two parts of the overall District by promoting the use of certain consistent, quality design elements throughout both areas. The City's commitment to the implementation of these guidelines is evidenced by the adoption of Resolution 04-___. The guidelines have been developed for use in all circumstances, except where physical or design conditions prevent their reasonable application. In these instances, as outlined in this document, the City is authorized to approve exceptions without the need for special variance procedures.

Boundaries and Application

These design guidelines are intended for the properties in the following Interface Areas.

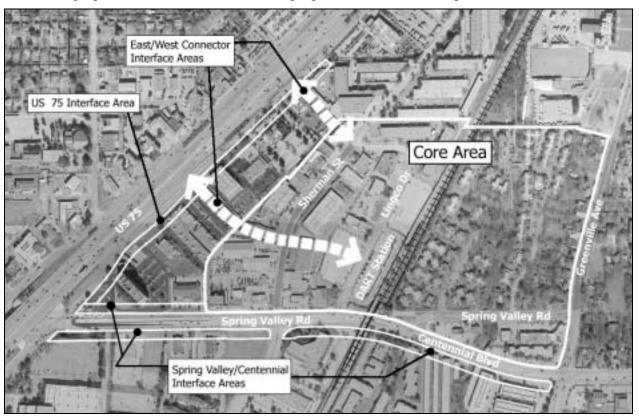


Illustration 2: Spring Valley Station District Application Plan

Spring Valley/Centennial Interface Area

The following provisions of the Interface Area Design Guidelines shall be applied to the properties along the southern rights-of-way of Spring Valley Road and Centennial Boulevard between US75 and Greenville Avenue, and the properties along the northern rights-of-way of Spring Valley Road between US75 and the edge of the Core Area.

(1) Interface Zone Guidelines—along the Spring Valley Road and Centennial Boulevard frontage.

US75 Interface Area

The following provisions of the Interface Area Design Guidelines shall be applied to the properties that border the northbound US75 access road between Spring Valley Road and the extension of the northern edge of the Spring Valley Station District Core Area:

- (1) US75 Amenities Planning Guidelines—along the US75 frontage.
- (2) Focal Points and Gateways—at the intersections of all east/west streets with the US75 access road.
- (3) Building Design—all primary buildings on the property.

East/West Connector Streets

The following provisions of the Interface Area Design Guidelines shall be applied to the properties that border the proposed east/west connector streets between the US75 access road and the edge of the Spring Valley Station District Core Area:

- (1) Interface Zone Guidelines—along all east/west street frontages.
- (2) Focal Points and Gateways—at the intersections of all east/west streets with the US75 access road.

US75 Amenities Planning Guidelines

Because the US75 Amenities Planning Guidelines have already been successfully implemented on several properties within the US75 Interface Area, those guidelines should continue to be applied to properties located along the US75 access road. These guidelines utilize common design elements that create continuity throughout the US75 corridor and provide a visual connection to the Spring Valley Station District Core Area.

Interface Zone Guidelines

The Interface Zone Guidelines should be applied to the street frontage of all east/west streets within the Interface Areas. All measurements referenced in the guidelines should be taken from the curbline of the roadway unless specified otherwise. To ensure a commonality, the following elements should be incorporated within the Interface Zone:

Brick Pavers

A 2' wide band of brick pavers should be installed immediately behind the road curb line, constructed in accordance with the approved City detail, including the approved material palette.

Sidewalk

An 8' wide scored concrete sidewalk should be constructed adjacent to the brick pavers in accordance with the approved City detail.

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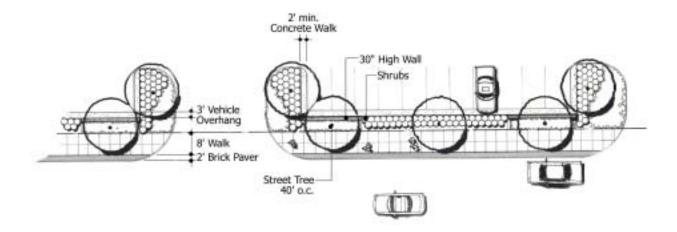


Illustration 3: Detail of Interface Zone

Landscape Strip

A 6' wide (or 9' wide strip, if adjacent off-street parking is not provided) landscape strip should be constructed adjacent to the 8' wide scored concrete sidewalk.

- (1) A combination of evergreen shrubs and 30" high masonry wall sections should be provided within the landscape strip to establish a consistent screen.
- (2) Street trees should be planted within the landscape strip subject to the following requirements.
 - (a) Trees should be selected from the approved plant list, included herein.
 - (b) Trees should be spaced 40' on center (allowing minor adjustments for drive and utility locations).
 - (c) Up-lighting should be incorporated at the base of each tree.
 - (d) Trees should be located within a ground cover or shrub bed area.
 - (e) The branching height of mature trees should be no less than 8 feet above the sidewalk.
- (3) Evergreen shrubs should be planted within the landscape strip subject to the following requirements.
 - (a) Shrubs should be selected from the approved plant list.
 - (b) Shrubs should have a minimum container size of 2 gallons at installation.
 - (c) Plant material should be spaced in accordance with the requirements within the approved plant list.
- (4) Ground cover should be installed subject to the following requirements.
 - (a) Ground cover should be selected from the approved plant list.
 - (b) Turf is prohibited as a ground cover.
 - (c) Plant material should be spaced in accordance with the requirements within the approved plant list.

- (5) Masonry walls should be used intermittently along the back edge of the landscape strip subject to the following requirements.
 - (a) Wall sections should be a minimum of 30" tall measured from the sidewalk grade.
 - (b) Where installed, wall sections should be a minimum of 20' in length.
 - (c) Walls should be built with brick complementary in color to the approved brick paver material palette.
- (6) A minimum 12" wide, 4" deep reinforced concrete strip should be installed to separate ground cover and bed areas.

Concrete or Mulch Strip

A 3' wide concrete or mulch strip should be constructed to accommodate vehicle overhang where off-street parking spaces are adjacent to the landscape strip. Where there is no adjacent off-street parking, the landscape strip should increase from 6' to 9' in width.

Gateways and Focal Points

Gateway markers should be used to define the entrances to the Spring Valley Station District, typically placed at key points of entry.



Illustration 4: Sketch of potential gateway design

(1) Gateway markers should be placed at the intersections of US75 and Spring Valley Road; US75 and the proposed east/west connector streets; Spring Valley Road and Greenville Avenue (unless Spring Valley Road is abandoned); and Centennial Boulevard and Greenville Avenue.

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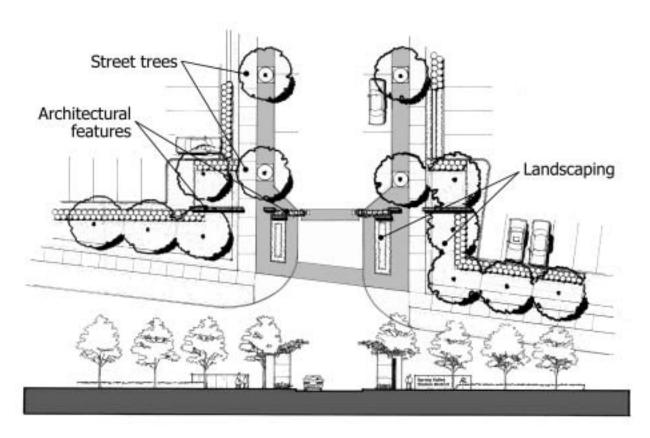


Illustration 5: Plan and section of potential gateway design

- (2) Lighting, planting and signs related to the markers should be carefully designed to reinforce the gateway.
- (3) The design of the markers should be coordinated with the materials and details of other architectural elements nearby and should embody the characteristics that identify the area.
- (4) The scale of the markers should relate to street width and the size of buildings nearby and should be effective at both the pedestrian and vehicular scale.
- (5) Entry markers must not interfere with driver sight-lines at corners.

Building Design

(1) Where possible, secondary or rear entries for buildings should be enhanced or created and oriented towards the Spring Valley light rail station.

Exceptions

Where it can be demonstrated that it is in the best interest of the overall design and, in doing so, the integrity of the Interface Area will be maintained, the City Plan Commission is authorized to approve deviations from these guidelines through the approval of the landscape plan for the development.

Plant List

Name		Min. Size	Spacing
Str	eet Trees		
•	Bald Cypress (Taxodium distichum)	4" cal.	40' o.c.
•	Pond Cypress (Taxodium ascendens)	4" cal.	40' o.c.
•	Cedar Elm (Ulmus crassifolia)	4" cal.	40' o.c.
•	Chinquapin Oak (Quercus muehlenbergii)	4" cal.	40' o.c.
•	Lacebark Elm (Ulmus parvifolia)	4" cal.	40' o.c.
•	Lacey Oak (Quercus laceyi)	4" cal.	40' o.c.
•	Texas Ash (Fraxinus texensis)	4" cal.	40' o.c.
Eve	ergreen Shrubs		
	Carissa Holly (Ilex cornuta 'Carissa')	2 gal.	30" o.c.
•	Dwarf Chinese Holly (Ilex cornuta 'Rotunda')	2 gal.	30" o.c.
•	Dwarf Indian Hawthorn (Raphiolepis indica dwarf cultivars)	2 gal.	30" o.c.
•	Dwarf Nandina (Nandina domestica dwarf cultivars)	2 gal.	24" o.c.
•	Dwarf Yaupon Holly (Ilex vomitoria 'Nana')	2 gal.	24" o.c.
٠	Shore Juniper (Juniperus conferta)	2 gal.	24" o.c.
Gre	ound Cover		
٠	Asiatic Jasmine (Trachelospermum asiaticum)	4" pots	9" o.c.
•	Creeping Juniper (Juniperus horizontalis cultivars)	4" pots	9" o.c.
•	Gray Santolina (Santolina chamaecyparissus)	4" pots	9" o.c.
•	Liriope (Liriope muscari cultivars)	4" pots	9" o.c.
•	Mondo Grass (Ophiopogon japonicus)	4" pots	9" o.c.
•	Periwinkle (Vinca major)		

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